

FINAL

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**April 1, 2003
Tuesday, 11:30 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Ralph Mehringer – District Mayor
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. 10:00 AM Tour of Development & Business Services Center.

Work Session presentation by staff, Briefing by Historic Preservation Officer on Alamo Viewshed Protection District, Presentation of an ordinance amending Chapter Thirty-five of the City Code by amending Section 35-304 pertaining to "Official Zoning Map" to establish Neighborhood Conservation District 2 (NCD-2) Overlay District located in the Alta Vista neighborhood, Amendment of the Unified Development Code to provide for revised parking standards under 35-526 - Parking & Loading Standards, (b) Table of off-Street parking requirements for ALCOHOL - bar, lounge, tavern, nightclub, or dancehall and ALCOHOL-beverage retail sales and zoning case recommendations for April 1, 2003, at 11:30 A.M. "C" Conference Room, 103 Main Plaza, Municipal Plaza Building.

2. Call to Order – City Council Chambers – 1:00 PM.

3. Roll Call.

4. Pledge of Allegiance.

5. Briefing on Southside Initiative Plan.

6. Director's Report.

7. Amendment of the Unified Development Code to provide for revised parking standards under 35-526 - Parking & Loading Standards, (b) Table of off-Street parking requirements for ALCOHOL - bar, lounge, tavern, nightclub, or dancehall and ALCOHOL-beverage retail sales

8. Approval of March 18, 2003 Minutes.

9. Z2003021 A City of San Antonio, 2646 Menchaca Street. (*City Council 7*)
10. Z2003021 B City of San Antonio, 643 Blue Ridge Street. (*City Council 7*)
11. Z2003023 C Mark Gutierrez, 6400 Babcock Road. (*City Council 8*)
12. Z2003033 Barbara Brown, 8203 Leslie Road. (*City Council 8*)
13. Z2003035 David Pleasant, 418 Haverford Drive. (*City Council 10*)
14. Z2003036 Earl & Brown, P. C., Southside of Marbach Road between Hunt Lane and South Ellison Drive. (*City Council 4*)
15. Z2003037 Earl & Brown, P. C., 9102 South Presa Street. (*City Council 3*)
16. Z2003025 C Alejandro Ruiz, 5610 Old Pearsall Road. (*City Council 4*)
17. Z2003039 Roy Horn, III, 11216 Bandera Road. (*City Council 8*)
18. Z2003043 Earl & Brown, P. C., 5302 S .W. Military Drive. (*City Council 4*)
19. Z2003044 Placid Investments, 6470 FM 1516. (*City Council 2*)
20. Z2003045 Arcelio Rivera, 310 Abshire Street. (*City Council 6*)
21. Z2003046 John De Luna, 2562 Holly Hill Drive. (*City Council 2*)
22. Z2003047 John Surendra Bhakta, 4639 Rittiman Road. (*City Council 2*)
23. Z2003048 Bill Fowler, Rousseau and Potranco Road. (*City Council 6*)
24. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
25. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO Z2003021 A

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 01, 2003

Postponed from March 4th, 2003

Council: 7

FINAL

Ferguson: 615 D2

Applicant:

City of San Antonio

Owner:

Nerio, Sonya F. and Gloria R. Guarnero

Zoning: "MF-33" Multi-family District to "R-6" Residential Single-Family District.

Property: Lot 2, Block 10, NCB 9260

2646 Menchaca Street, on the south side of Menchaca Street east of 29th Street

Individual lot within the large area rezoning in District 7-Area A which is bound by Culebra Road to the north, 24th Street to the east, Commerce Street to the south, and San Joaquin to the west.

Proposal: To protect the established residential single-family neighborhood.

Neighborhood Association: Prospect Hill Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is an individual lot postponed from the large area rezoning case considered and presented before the Zoning Commission on March 4, 2003. The goal of the large area rezoning case is to rezone properties occupied by uses incompatible with the current zoning. The vast majority of the property in the neighborhood area contains single-family homes and vacant lots and parcels zoned MF-33, C-2, and I-1. Rezoning the properties to single-family residential will discourage further multifamily, commercial, and industrial encroachment in the neighborhood and promote future and continued single-family home ownership. The subject property owner is opposed to the rezoning to R-6. The applicant's intention is to convert the existing single-family home into a duplex in the future. Retaining existing zoning on this lot would result in an incompatible MF-33 tract and would encourage future encroachment of multi-family development into the neighborhood.

CASE MANAGER: Chris Looney 207-5889

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-021 A

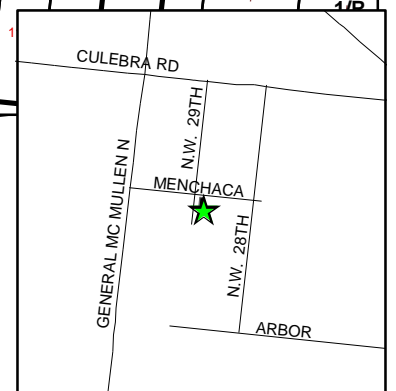
City Council District NO. 7
Requested Zoning Change
From: "MF-33" To "R-6"
Date: April 1, 2003
Scale: 1" = 200'

Subject Property
200' Notification

T-20
p.615
D-2



C:\APR_1_2003



CASE NO Z2003021 B

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 01, 2003

Postponed from March 4th, 2003

Council: 7

Ferguson: 615 D2

FINAL

Applicant:

City of San Antonio

Owner:

Sergio & Enfrocina Garcia

Zoning: "MF-33" Multi-Family District and "I-1" Industrial District to "R-6" Residential Single-Family District.

Property: Lot 16, Block 5, NCB 9255

643 Blue Ridge Street, on the north side of Blue Ridge Street east of North General McMullen

Individual lot within the large area rezoning in District 7-Area A which is bound by Culebra Road to the north, 24th Street to the east, Commerce Street to the south, and San Joaquin to the west.

Proposal: To protect the established residential single-family neighborhood.

Neighborhood Association: Prospect Hill Neighborhood Association

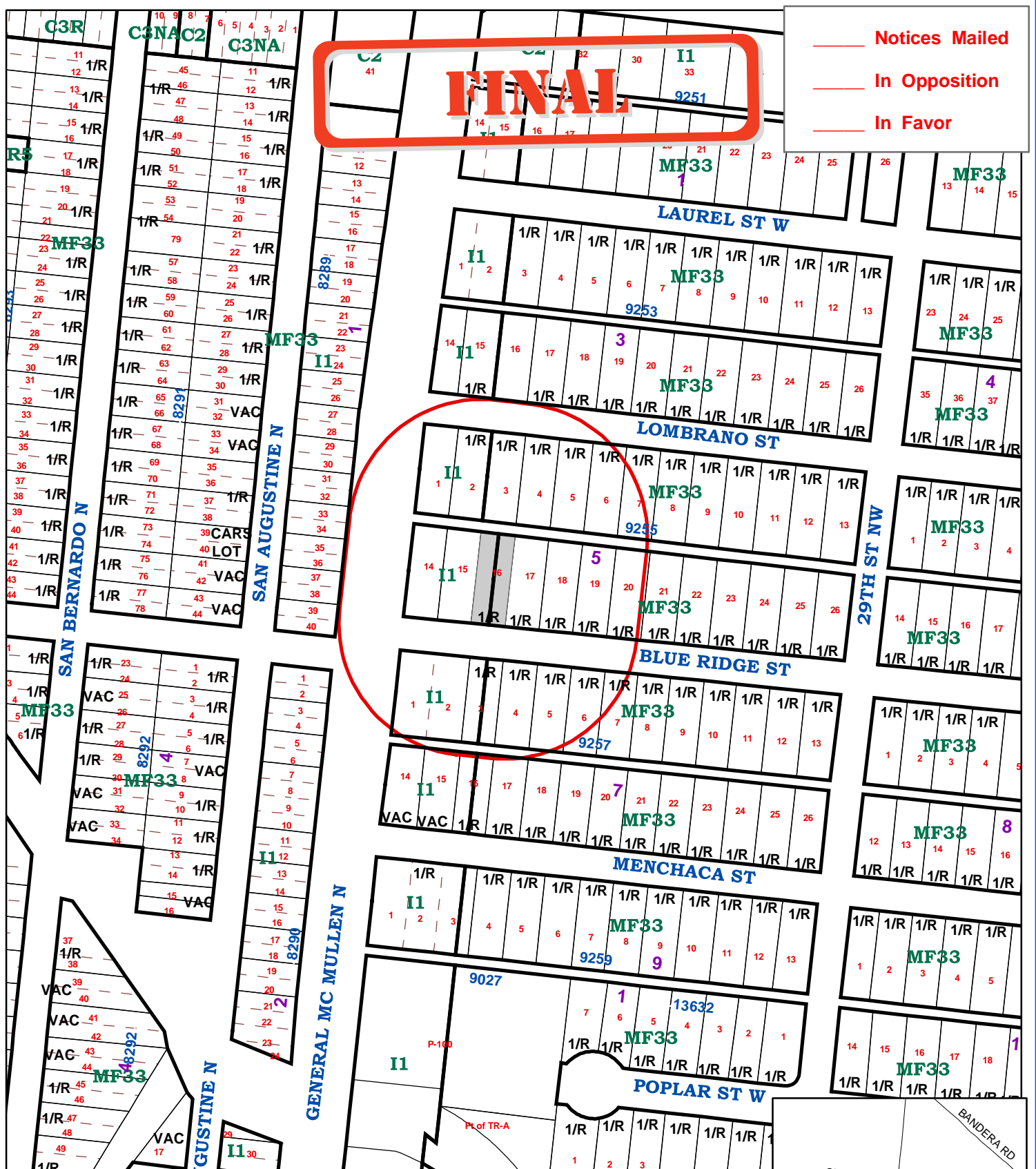
Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The subject property is an individual lot postponed from the large area rezoning case considered and presented before the Zoning Commission on March 4, 2003. The goal of the large area rezoning case is to rezone properties occupied by uses incompatible with the current zoning. The vast majority of the property in the neighborhood area contains single-family homes and vacant lots and parcels zoned "MF-33", "C-2", and "I-1". Rezoning the properties to single-family residential will discourage further multifamily, commercial, and industrial encroachment in the neighborhood and promote future and continued single-family home ownership. Staff recommends removing this subject property from the rezoning case. During the initial land use study of the area, the subject property was thought to be occupied by a single-family home. However, staff later realized the use to be a legal operating commercial business under the zoning

CASE MANAGER: Chris Looney 207-5889



ZONING CASE: Z2003-021 B

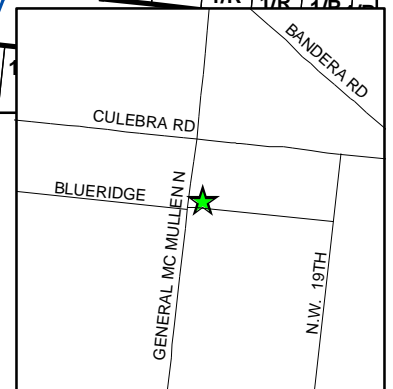
City Council District NO. 7
Requested Zoning Change
From: "MF-33 & I-1" To "R-6"
Date: April 1, 2003
Scale: 1" = 200'

Subject Property
200' Notification

T-20
p.615
D-2



C:\APR_15_2003



CASE NO Z2003023 C

Final Staff Recommendation – Zoning Commission

Pedro G. Vega 207-7980

Date: April 01, 2003

Postponement from March 4, 2003 and continuance from March 18, 2003

Council: 8

Ferguson: 548 A3

FINAL

Applicant:

Mark A. Gutierrez

Owner:

Mark A. Gutierrez

Zoning: "C-2" Commercial District and "C-2 NA" Commercial Non-Alcoholic Sales District to "C-2 C" Commercial District with a conditional use for an Auto Body Repair and Painting Center.

Property: 4.165 acres out of NCB 16455 and NCB 15823

6400 Block of Babcock Road

West side of Babcock Road, 175 feet south of the intersection of Spring Time Drive and Babcock Road

Proposal: Auto body repair and painting center

Neighborhood Association: Babcock North Neighborhood Association and Tanglewood Resident's Association within 200 feet.

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The 4.165 acre tract fronts onto Babcock Road, a major thoroughfare and is surrounded by "C-2" Commercial District, "C-2 NA" Commercial Non-Alcoholic Sales District to the west, "C-3 R" Commercial District, Restrictive Alcoholic Sales to the north, "C-3 NA" Commercial Non-Alcoholic Sales District and "MF-33" Multi-Family Residential District to the south. The "C-2 C" Commercial District with a conditional use for a auto body repair and painting center would be appropriate at this location with the following conditions:

1. Landscape screening shall be a Type "D" buffer adjacent the "C-2 NA" Commercial Non-Alcoholic Sales District and "MF-33" Multi-Family Residential District.
2. Hours of operation 9:00 AM to 7:00 PM
3. Lighting shall be directed so it does not shine on residential properties.
4. No storage of junk vehicles.
5. Outside vehicle storage limited to 48 hours maximum.

CASE MANAGER: Pedro G. Vega 207-7980

CASE NO: Z2003025 C

Final Staff Recommendation - Zoning Commission

Pedro G. Vega 207-7980

Date: April 01, 2003

Council: 4

Ferguson: 648 C-8

FINAL

Applicant:

Alejandro Ruiz

Owner:

Big Al's Paint & Body - Alejandro Ruiz

Zoning: "R-6" Residential Single-Family District to "C-2 C" Commercial District with a conditional use for an Auto Body Repair and Painting Center.

Property: Lot 113 and Lot 114, Block 6, NCB 15623

5610 Old Pearsall Road

On the south side Hillburn Drive, 103 feet east of the intersection of Old Pearsall Road and Hillburn Drive.

Proposal: For inside storage of cars ready to go for an existing body shop next door on Lot

Neighborhood Association: Southwest Community Association and Hidden Cove/Indian Creek Neighborhood Association.

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is adjacent to "C-1" Commercial District to the east, "C-3" Commercial District to the west, across Hillburn Drive to the north and "R-6" Residential Single-Family District to the south. Big Al's Paint & Body are owners of Lot 183 (zone "C-3" Commercial District) and Lot 182 (zone "R-6" Residential Single-Family District) on Gavilan Drive. The "C-2" C Commercial District will allow for the expansion of the existing body and paint shop on the adjacent lot. The "C-2" C Commercial District with a conditional use for an Auto Body Repair and Painting Center would be an appropriate zoning classification for Lot 113 and Lot 114 considering the location and existing nearby uses with the following conditions:

1. No storage of junk vehicles.
2. Lighting shall be directed so it does not shine on residential properties.

CASE MANAGER: Pedro G. Vega 207-7980



CASE NO Z2003033

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 01, 2003

Continued from March 18, 2003

Council: 8

Ferguson: 546 C-8

FINAL

Applicant:

Barbara Brown

Owner:

Gene & Barbara Brown

Zoning: "R-6" Residential Single Family District to "C-3 NA" Commercial Nonalcoholic Sales District.

Property: 0.851 of an acre out of NCB 16051

8203 Leslie Road

On the west side of Leslie Road north of Shaenfield Road

Proposal: To allow commercial development such as auto repair

Neighborhood Association: None

Neighborhood Plan: None

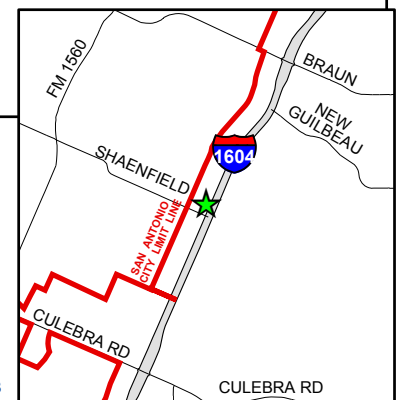
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The vacant subject tract fronts Leslie Road, which at this location, acts as a two-way frontage road for Loop 1604. The subject property is completely surrounded by "R-6" Residential Single-Family zoning. Residential uses are scattered throughout the general vicinity, including adjacent property to the south and west. The requested "C-3 NA" Commercial Nonalcoholic Sales District is an intense zoning classification that is encouraged at intersections of major arterials. While Shaenfield Road is proposed to eventually be a secondary arterial, the subject site is well north of the intersection and is separated from it by residentially zoned tracts, making "C-3 NA" at this location incompatible with surrounding uses and zoning. Commercializing thoroughfares in such a piecemeal fashion is also

CASE MANAGER: Chris Looney 207-5889

____ Notices Mailed
____ In Opposition
____ In Favor



CASE NO Z2003035

Final Staff Recommendation - Zoning Commission

Fred Kaiser 207-7942

Date: April 01, 2003

Continuance from March 18, 2003

Council: 10

Ferguson: 551 E7

FINAL

Applicant:

David Pleasant

Owner:

David Pleasant

Zoning: "R-6" Residential Single-Family District to "O-1" Office District.

Property: Lot 16, Block 2, NCB 12452

418 Haverford Drive

Southwest corner of Haverford Drive and Nacogdoches Road

Proposal: Proposed Real Estate Office

Neighborhood Association: None

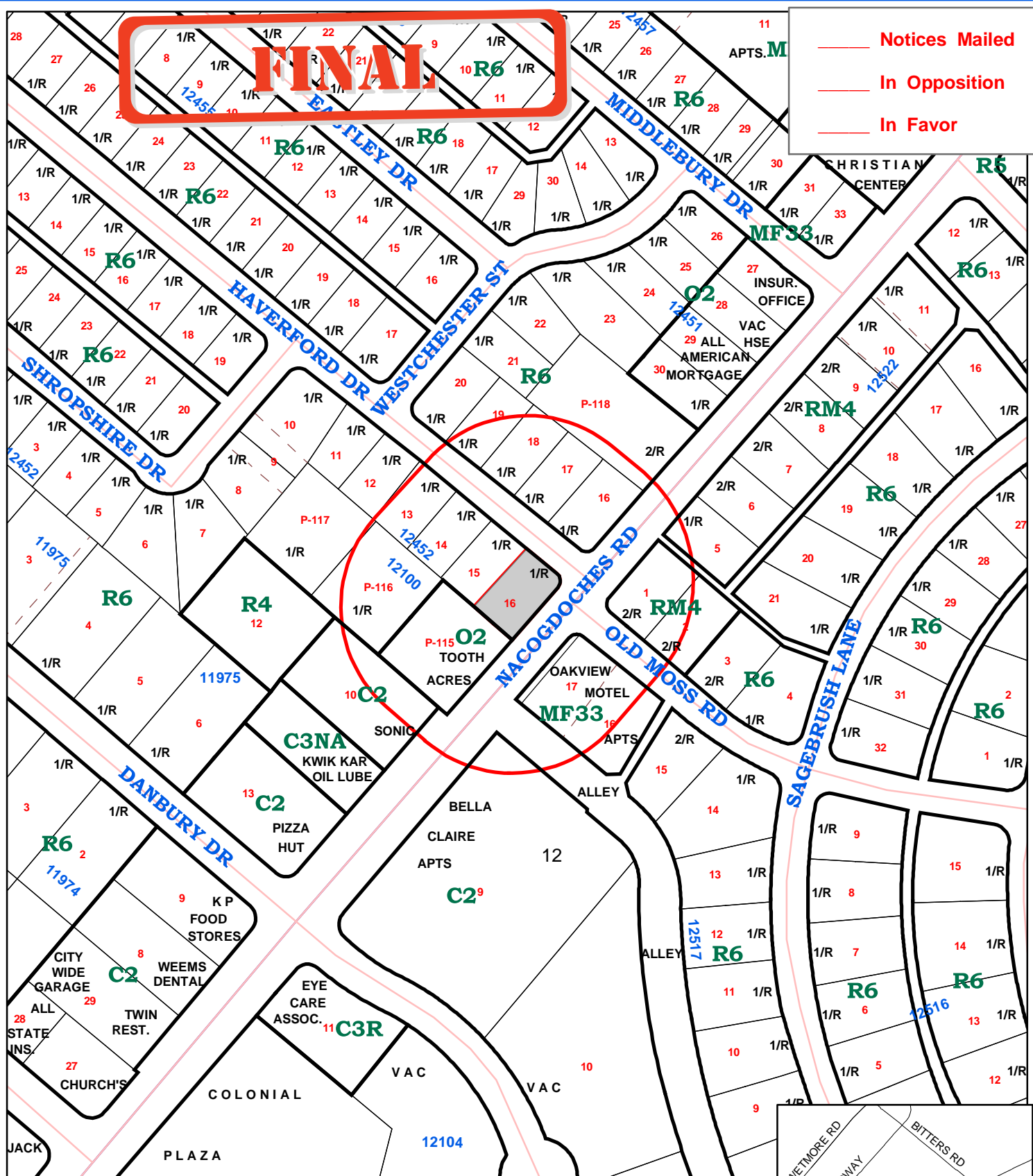
Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. This site is an integral part of an existing neighborhood. "O-1" Office at this location may start an undesirable trend of commercial development that can be harmful to the neighborhood. Commercial zoning such as "C-1" Commercial District or "NC", Neighborhood Commercial are not appropriate at this location because of the relationship of the site to the neighborhood.

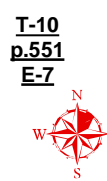
CASE MANAGER: Fred Kaiser 207-7942



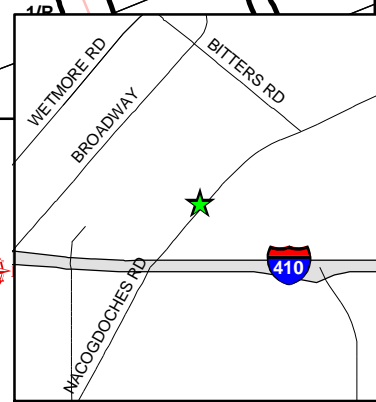
ZONING CASE: **Z2003-035**

City Council District NO. 10
 Requested Zoning Change
 From: "R-1" To "O-1"
 Date: April 1, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification



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CASE NO Z2003036

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 01, 2003

Continued from March 18, 2003

Council: 4

Ferguson: 612 F6

FINAL

Applicant:

Earl & Brown, P.C.

Owner:

RR Group, Ltd.; Contact: Israel Fogiel, President

Zoning: "MF-33" Residential Multi-Family District, "C-3 R" Commercial Restrictive Alcoholic Sales District, and "R-6" Residential Single-Family District to "R-5" Residential Single-Family District on the southern 46.04 acres, and from "R-6" Residential Single-Family District to "C-2" Commercial District.

Property: 79.335 acres out of NCB 18159

On the south side of Marbach Road between Hunt Lane and South Ellison Drive

Proposal: To develop a single-family residential subdivision with commercial frontage along Marbach Road.

Neighborhood Association: Adams Hill Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Level Two Traffic Impact Analysis was provided for the subject property. The TIA concluded that considering proposed driveways and current roadway construction projects, they recommend certain roadway improvements to be provided by the developer.

Staff Recommendation:

Approval. The large, vacant subject tracts lie on the south side of Marbach Road, west of Hunt Lane near the western city limits. Commercial zoning and uses are situated on the north side of this segment of Marbach Road; residential uses lie to the northwest. The proposed residential zoning, which includes a downzoning of a portion of a "C-3 R" zoned tract to "R-5", would provide an appropriately tiered residential density for the area. The proposed "C-2" would be appropriately situated across the street from existing comparable commercial zoning.

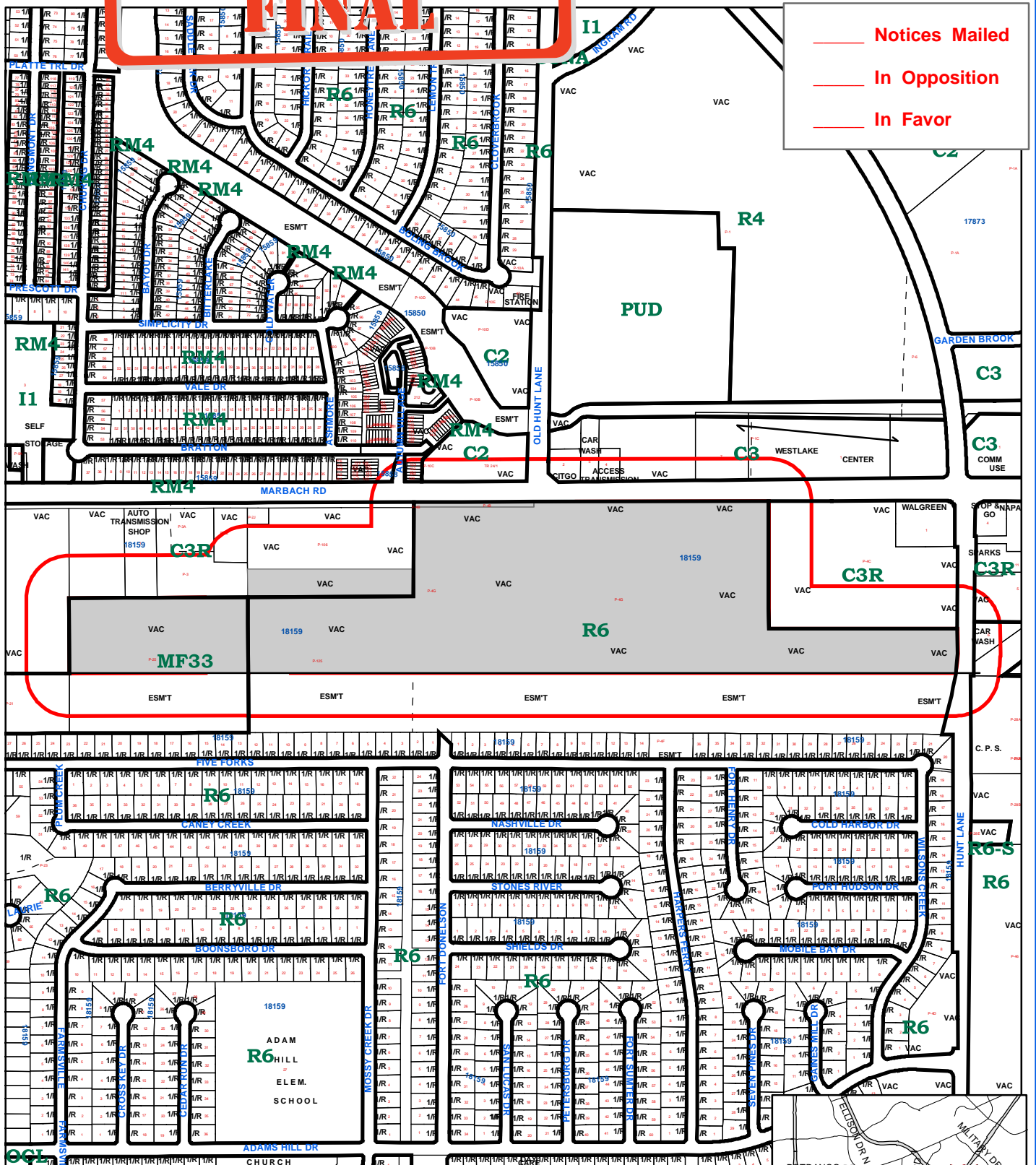
CASE MANAGER: Chris Looney 207-5889

FINAL

Notices Mailed

In Opposition

In Favor



ZONING CASE: Z2003-036

City Council District NO. 4
Requested Zoning Change
From: "MF-33,C-3R,R-6" To "R-5"
Date: April 1, 2003
Scale: 1" = 650'

Subject Property

200' Notification

T-15
p.613
A-6



C:\MAR_18_2003

CASE NO Z2003037

Final Staff Recommendation - Zoning Commission

Richard Ramirez 207-5018

Date: April 01, 2003

Continuance from March 18, 2003

Council: 3

Ferguson: 683 F-2

FINAL

Applicant:

Earl & Brown, P.C.

Owner:

HLH Development, L.P. Attn: Harry Hausman

Zoning: "MXD" Mixed Use District to "R-4" Residential Single-Family District on 80.986 acres and "MF-25" Multi-Family District on 20.080 acres.

Property: 101.06 acres out of NCB 10920

9102 Presa Street South

Proposal: Proposed Single Family and Multifamily Homes

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

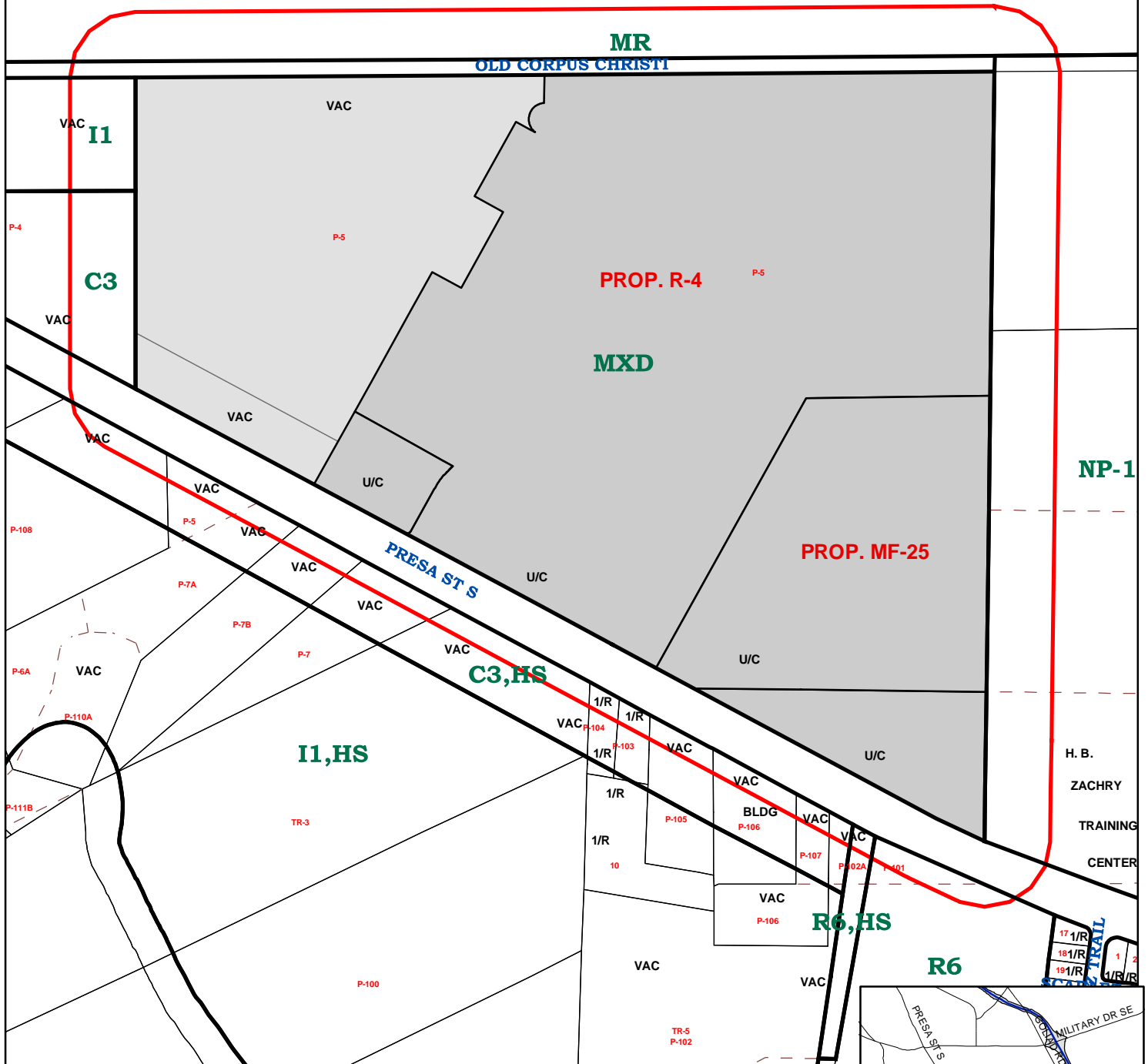
Approval. The "MF-25" will compliment the H. B. Zachery Training Center to the east. The subject property has existing "C-3" zoning to the west and south. There is "NP-10" zoning to the east. Brooks Air Force Base is located to the north and is being converted into a research office campus. The "R-4" and "MF-25" zoning is compatible with the surrounding zoning and will encourage future development of the area.

CASE MANAGER: Richard Ramirez 207-5018

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor

CITY BROOKS



ZONING CASE: Z2003-037

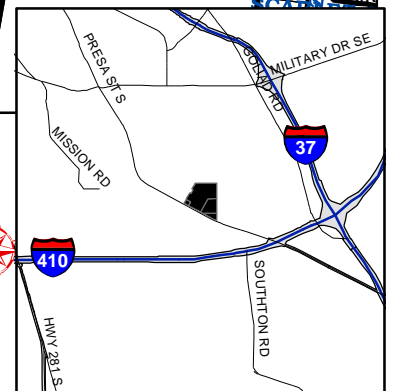
City Council District NO. 3
Requested Zoning Change
From: "MXD" To "R-4,MF-25"
Date: April 1, 2003
Scale: 1" = 450'

■ Subject Property
○ 200' Notification

T-18
p.683
D-2



C:\MAR_18_2003



CASE NO Z2003039

Final Staff Recommendation - Zoning Commission

Chris Looney 207-5889

Date: April 01, 2003

Council: 8

Ferguson: 547 B-3

FINAL

Applicant:

Roy Horn, III

Owner:

Barry Morris

Zoning: "R-6" Residential Single-Family District to "C-2" Commercial District.

Property: Lots 1 and 2, NCB 18009, and P-9, NCB 14614

11216 Bandera Road

On the north side of Bandera Road southeast of Brae Ridge Drive.

Proposal: To allow commercial development, such as a restaurant.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Level One Traffic Impact Analysis was provided for the subject property. The TIA concluded: " The traffic analysis shows no detrimental impact on the existing traffic flow as a result of this re-zone.

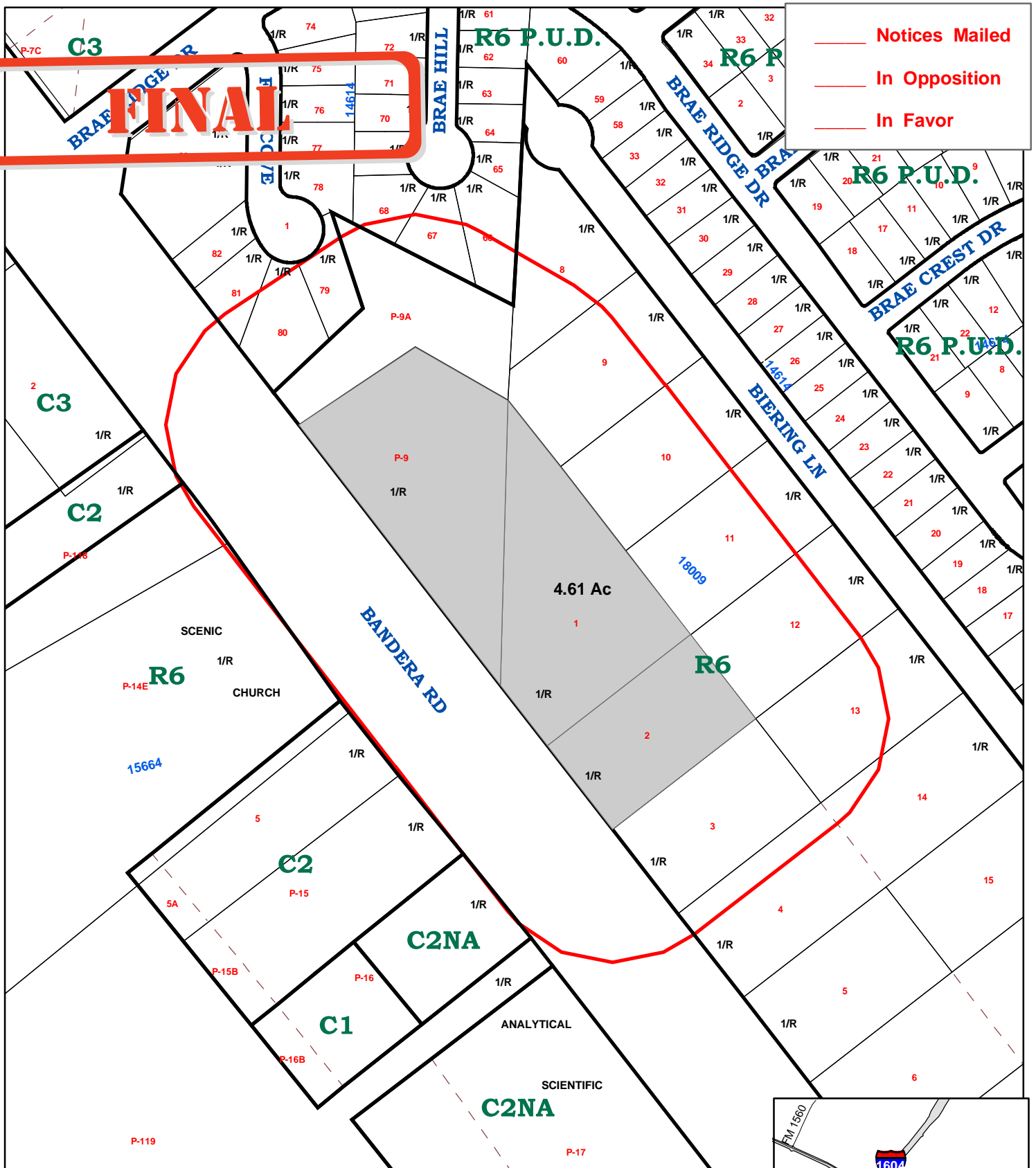
Staff Recommendation:

Denial. The subject lots are completely surrounded by residential zoning and existing residences. A well-established residential neighborhood extends to the north and west. Approval of the requested "C-2" classification would essentially create an island of commercial zoning in the middle of a large residential district. This proposed "C-2" would have ill effects on adjacent residential uses and zoning and would continue the strip commercialization of Bandera Road. Plenty of existing commercially zoned property is already located at the intersection of Bandera Road and Loop 1604.

CASE MANAGER: Chris Looney 207-5889

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-039

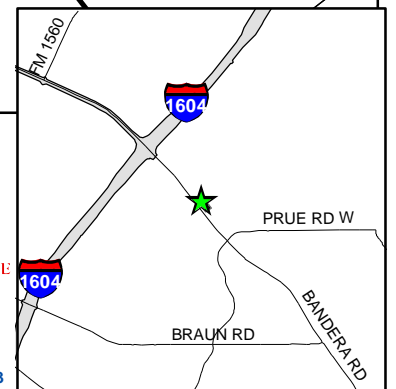
City Council District NO. 8
Requested Zoning Change
From: "R-6" To "C-2"
Date: April 1, 2003
Scale: 1" = 200'

Subject Property
200' Notification

T-16
p.547
B-3



C:\MAR_18_2003



CASE NO Z2003043

Final Staff Recommendation – Zoning Commission

Pedro G. Vega 207-7980

Date: April 01, 2003

Council: 4

Ferguson: 648 C-5

FINAL

Applicant:

Earl & Brown, P.C.

Owner:

PRS Realty II, L.P., Richard D. Squires

Zoning: "R-6" Residential Single-Family District to "MF-25" Multi-Family District.

Property: 16.056 acre parcel of land out of NCB 15299

5302 S.W. Military Drive

South west corner of S.W. Military Drive and Merry Oaks Drive

Proposal: Multi-family residential development

Neighborhood Association: People Active In Community Effort (P.A.C.E.)

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Property fronts onto S.W. Military Drive a primary arterial, serving as a major east and west thoroughfare in south San Antonio and is surrounded by "R-6" Residential Single-Family District to the south, west and east. Lackland Air Force Base is located across S.W. Military Drive to the north. The City of San Antonio Master Plan encourages infill development on vacant lots throughout the entire community. The "MF-25" Multi-Family District would be appropriate at this location.

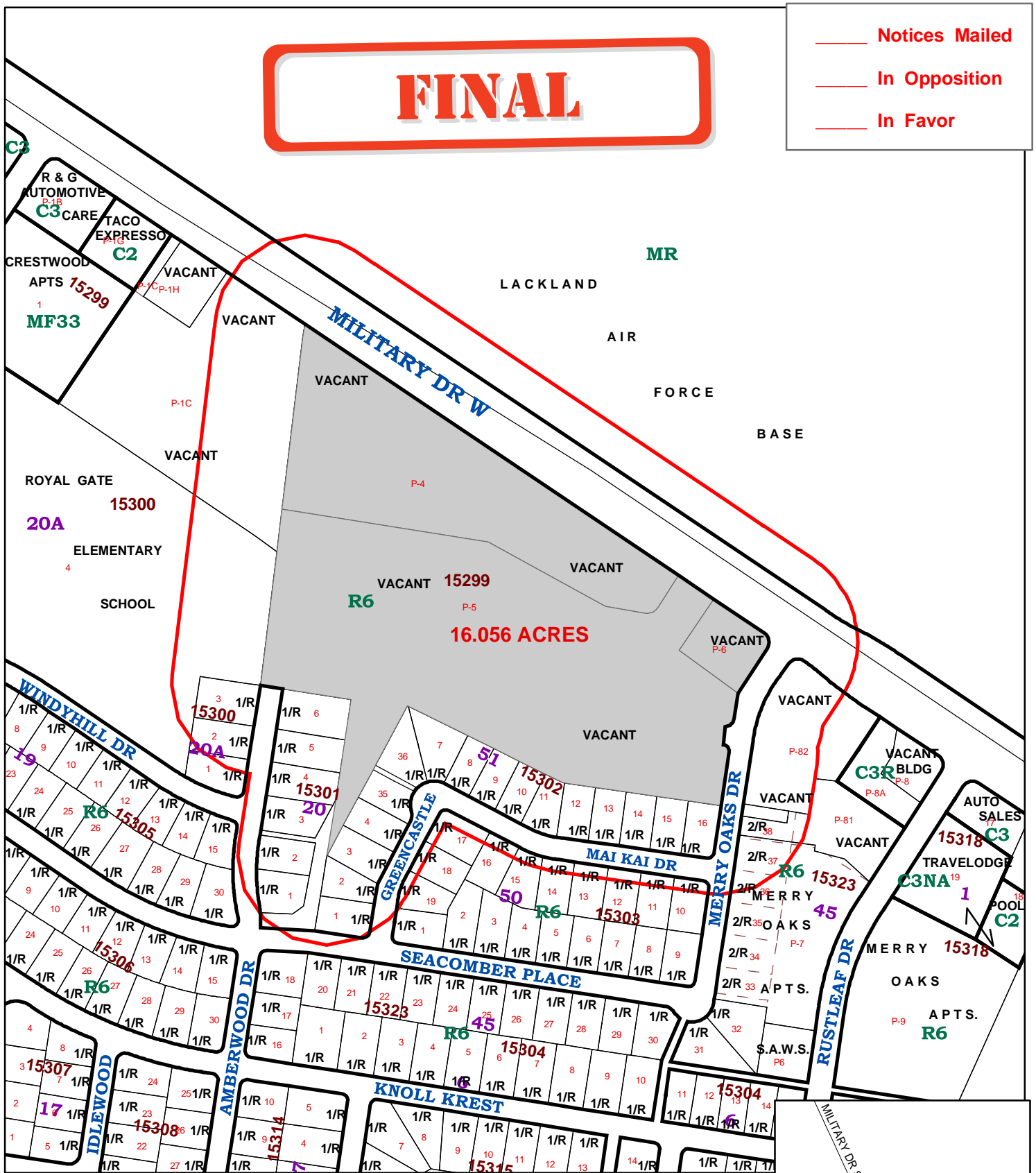
CASE MANAGER: Pedro G. Vega 207-7980

FINAL

Notices Mailed

In Opposition

In Favor



ZONING CASE: Z2003-043

City Council District NO. 4
Requested Zoning Change
From: "R-6" To "MF-25"
Date: April 1, 2003
Scale: 1" = 300'

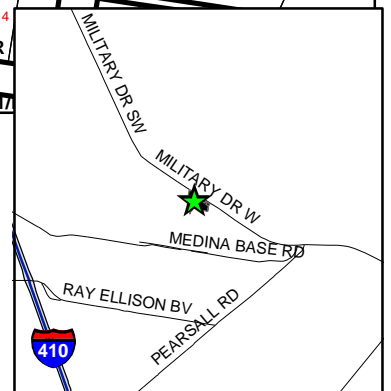
Subject Property

200' Notification

T-19
p.648
C-5



C:\APR_1_2003



CASE NO Z2003044

Final Staff Recommendation - Zoning Commission

Fred Kaiser 207-7942

Date: April 01, 2003

Council: 2

Ferguson: 586 E3 & F3

FINAL

Applicant:

Placid Investments

Owner:

Placid Investments

Zoning: "NP-10" Neighborhood Preservation District to "R-4" Residential Single-Family District.

Property: 42.993 acres out of NCB 16552

6470 FM 1516

Proposal: To make this property compatible with adjacent properties.

Neighborhood Association: None

Neighborhood Plan: I.H. East Corridor Perimeter Plan

TIA Statement: A traffic impact analysis is not required.

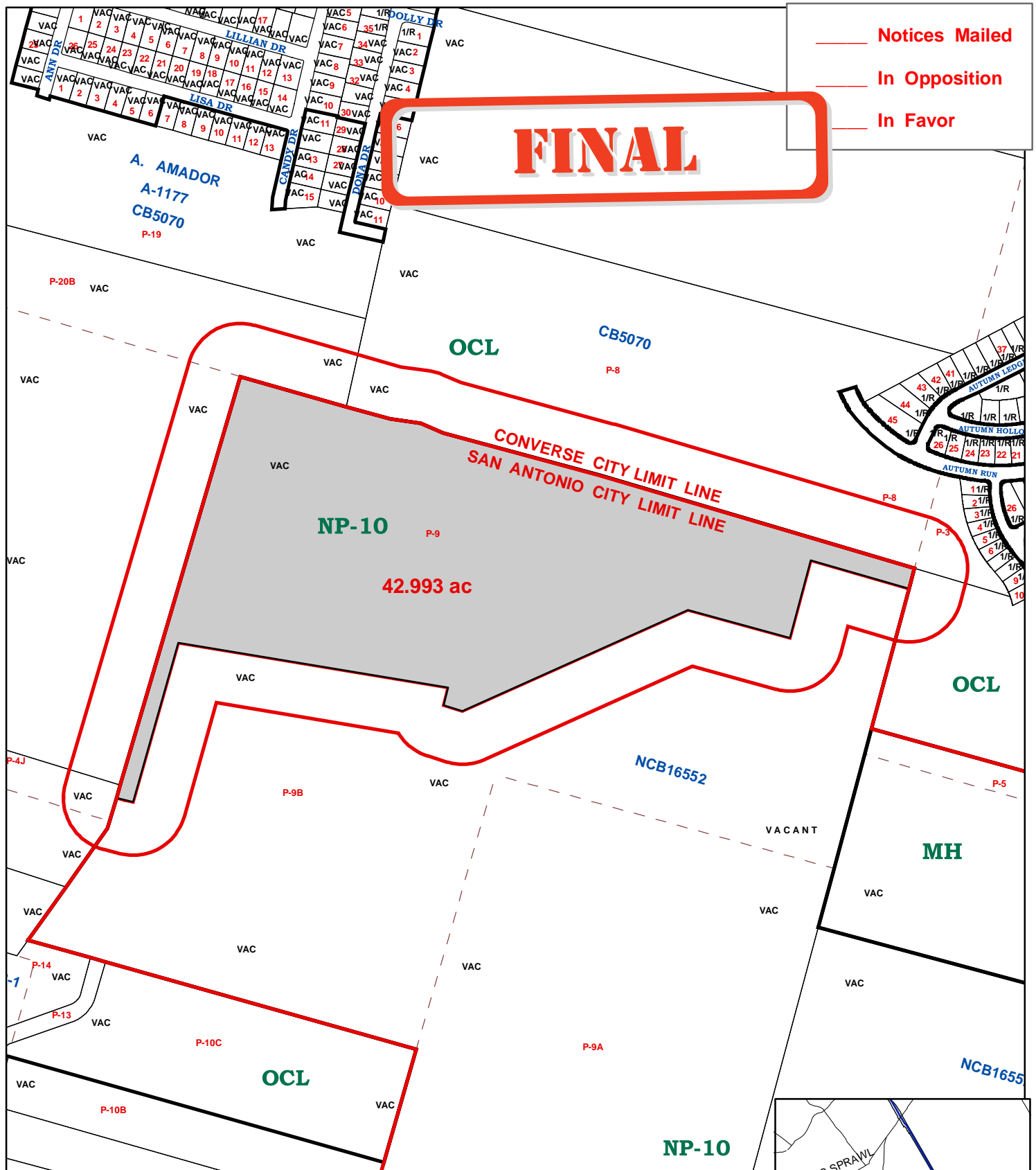
Staff Recommendation:

Approval. The I.H. 10 East Corridor Plan indicates residential development at this location. The northern development proposals for this tract are extensions of existing development in the City of Converse. Access to the southern portion of this proposal has been provided with an access

CASE MANAGER: Fred Kaiser 207-7942

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-044

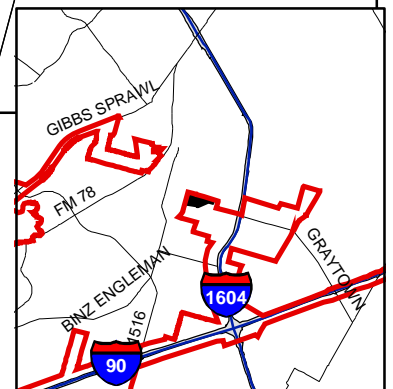
City Council District NO. 2
Requested Zoning Change
From: "NP-10" To "R-4"
Date: April 1, 2003
Scale: 1" = 500'

Subject Property
200' Notification

T-11
p.586
F-3



C:\APR_1_2003



CASE NO Z2003045

Final Staff Recommendation - Zoning Commission

Elvin J. Gant, Jr. 207-5876

Date: April 01, 2003

Council: 6

Ferguson: 614

FINAL

Applicant:

Arcelio Gomez Rivera

Owner:

Arcelio Gomez Rivera

Zoning: "C-3 R" Commercial District Restrictive Alcoholic Sales to "C-2" Commercial District.

Property: Lot 41, block 5, NCB 8989

310 Abshire Street

Proposal: To open and operate a neighborhood bar

Neighborhood Association: Community Workers Council

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. There is currently C-3NA and C-3R zoning abutting subject property to the west and north respectively. The southern and eastern sector of the property in question abuts a residential district and there is also residential zoning to the east. The requested zoning change is not in keeping with the developmental scheme in the neighboring community. Such zoning would adversely impact the character of other properties that have zonings, which inhibited the sale of alcohol.

CASE MANAGER: Elvin J. Gant, Jr. 207-5876

FINAL

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2003-045

City Council District NO. 6
 Requested Zoning Change
 From: "C-3R" To "C-2"
 Date: April 1, 2003
 Scale: 1" = 200'

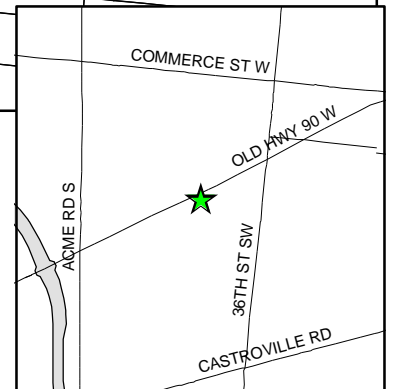
 Subject Property

 200' Notification

T-20
 p.614
 F-5



C:\APR_1_2003



CASE NO Z2003046

Final Staff Recommendation - Zoning Commission

Fred Kaiser 207-7942

Date: April 01, 2003

Council: 2

Ferguson: 652 F-1

FINAL

Applicant:

John Cielo De Luna

Owner:

Rose Marie

Zoning: "R-5" Residential District to "C-3 NA" Commercial Non-alcoholic Sales District.

Property: Lots 13 & 14, Block 7, NCB 12914

2562 Holly Hill Drive

Proposal: For used car lot

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" zoning and uses should be located at the intersection of arterials and freeways. Keasler Ave. is not an arterial street. The tract is very small for automobile sales. With residential zoning to the west and south the 30 foot required setback reduces the usable area of the tract to 70 feet by 90 feet in size. The tract is presently zoned "R-5" residential development but has been paved and a portable building installed as an office.

CASE MANAGER: Fred Kaiser 207-7942

RIGSBY AVE / US HWY 87

87

____ Notices Mailed
 ____ In Opposition
 ____ In Favor

AAMCO TRANSMISSION		
3	4	5
C3		
15	16	17
CIELO REPAIR CENTER	C3R	
18	19	20
1/R	1/R	1/R
21	22	23
1/R	1/R	1/R

CIELO REPAIR CENTER		
6	7	14
1/R	1/R	1/R
15	16	17
1/R	1/R	1/R
18	19	20
1/R	1/R	1/R
21	22	23
1/R	1/R	1/R

JBWAY		
7	8	9
1/R	1/R	1/R
10	11	12
1/R	1/R	1/R
13	14	15
1/R	1/R	1/R

FINAL

EXXON		
24	25	26
VAC	VAC	VAC
27	28	29
VAC	VAC	VAC
30	31	32
VAC	VAC	VAC
33	34	35
VAC	VAC	VAC

KEASLER AVE

KEASLER AVE

13	14	15
1/R	1/R	1/R
16	17	18
1/R	1/R	1/R
19	20	21
VAC	1/R	VAC
22	23	24
VAC	VAC	1/R

1	2	3
1/R	1/R	1/R
4	5	6
VAC	1/R	1/R
7	8	9
1/R	1/R	1/R
10	11	12
1/R	1/R	1/R
13	14	15
1/R	1/R	1/R

1	2	3
JUNK CARS	M/H	1/R
4	5	6
VAC	VAC	VAC
7	8	9
1/R	1/R	1/R
10	11	12
VAC	VAC	VAC
13	14	15
VAC	VAC	VAC

13	14	15
1/R	1/R	1/R
16	17	18
VAC	1/R	1/R
19	20	21
1/R	1/R	1/R
22	23	24
VAC	VAC	VAC

CHRISTIAN DR

HOLLYHILL DR



FINIS AVE

FINIS AVE

11	12	13
1/R	1/R	VAC

1	2	3
1/R	1/R	1/R

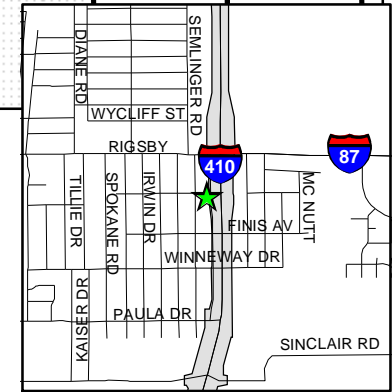
1	2	3
1/R	1/R	1/R

C3NA	11
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ZONING CASE: Z2003-046

City Council District NO. 2
 Requested Zoning Change
 From: "R-5" To "C-3NA"
 Date: April 1, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\APR_1_2003

CASE NO Z2003047

Final Staff Recommendation - Zoning Commission

Pedro G. Vega 207-7980

Date: April 01, 2003

Council: 2

Ferguson: 584 E4

FINAL

Applicant:

(John) Surendra Bhakta

Owner:

(John) Surendra Bhakta

Zoning: "I-1" Industrial District to "C-3" Commercial District.

Property: Parcel 29A, NCB 16095

4639 Rittiman Road

North side of Rittiman Road

Proposal: Ramada Limited Inn and Suites (50 units)

Neighborhood Association: Park Village Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The "C-3" Commercial District is a substantial down zoning from the existing "I-1" Industrial District. The subject property is surrounded by "I-1" Industrial District to the north, east and west. The "C-3" Commercial District is compatible to the surrounding land uses. The "C-3" Commercial District for a Ramada Limited Inn and Suites would be appropriate at this location.

CASE MANAGER: Pedro G. Vega 207-7980

CASE NO Z2003048

Final Staff Recommendation - Zoning Commission

Elvin J. Gant, Jr. 207-5876

Date: April 01, 2003

Council: 6

Ferguson: 612 B3

FINAL

Applicant:

Bill Fowler

Owner:

M.D.M. Partnership

Zoning: "R-6" Residential Single-Family District to "C-2 S" Commercial District with a Specific Use Authorization for a car wash facility.

Property: Lot 8, Block 1, NCB 34392C

10,000 Block of Potranco Road

400 feet east of the intersection of Rousseau and Potranco Road.

Proposal: To construct and operate a commercial car wash facility

Neighborhood Association: Oak Creek Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is required.

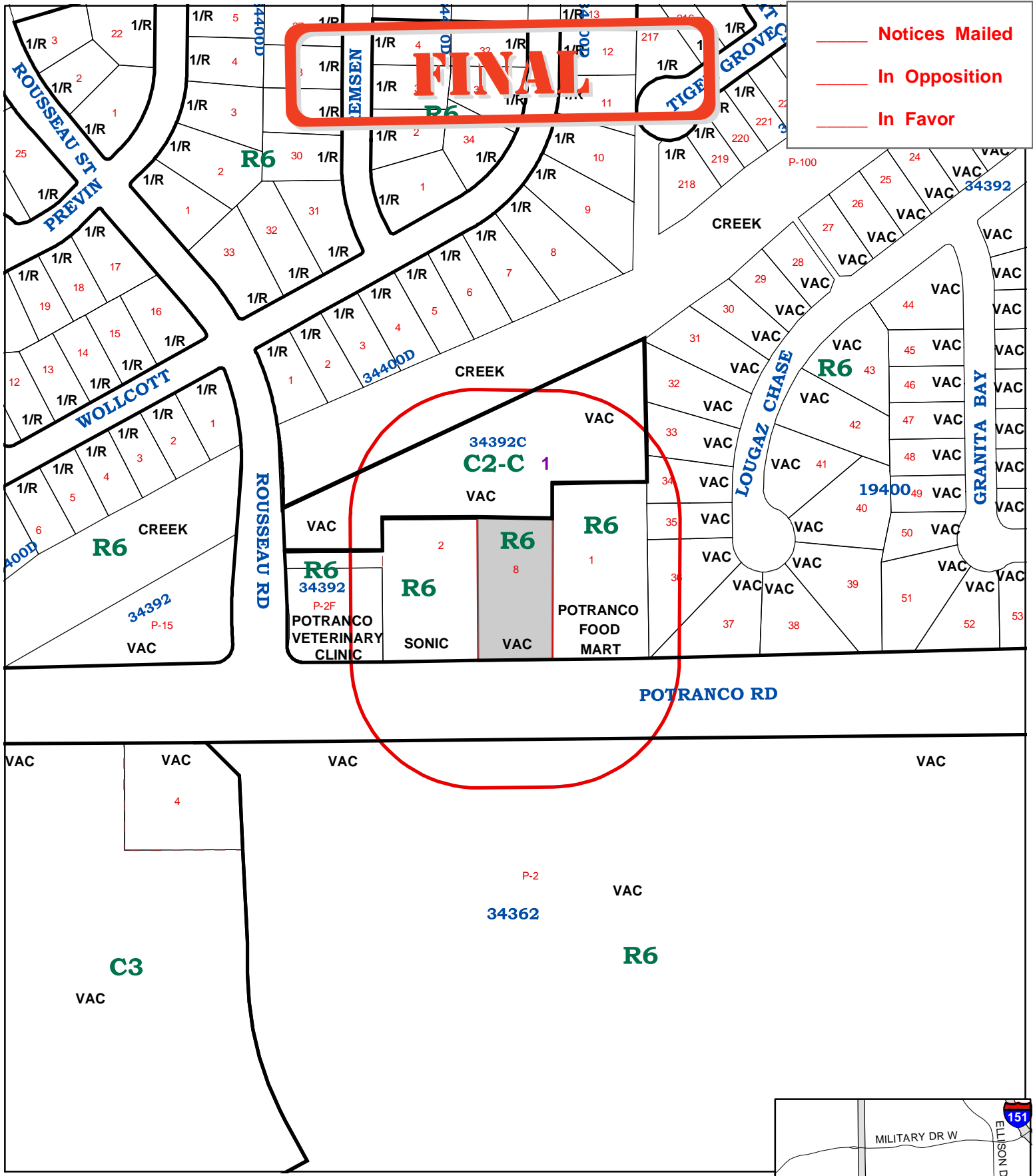
Staff Recommendation:

Approval. The property in question was recently annexed, and even though the abutting properties to the west and east are zoned residential, there is existing commercial uses there. The rear of subject property abuts a commercial zoning. The requested zoning is in keeping with the emerging commercial zoning scheme of the neighboring area. Placement of a car wash facility would be appropriate and compatible to the other commercial uses of other properties in the area.

CASE MANAGER: Elvin J. Gant, Jr. 207-5876

FINAL

- Notices Mailed
- In Opposition
- In Favor



ZONING CASE: Z2003-048

City Council District NO. 6
Requested Zoning Change
From: "R-6" To "C-2 S"
Date: April 1, 2003
Scale: 1" = 200'

- Subject Property
- 200' Notification

T-15
p.612
B-3

